

2584 WOODVILLE ROAD  
NORTHWOOD, OH 43619

RETAIL FOR SALE OR LEASE  
168,163 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

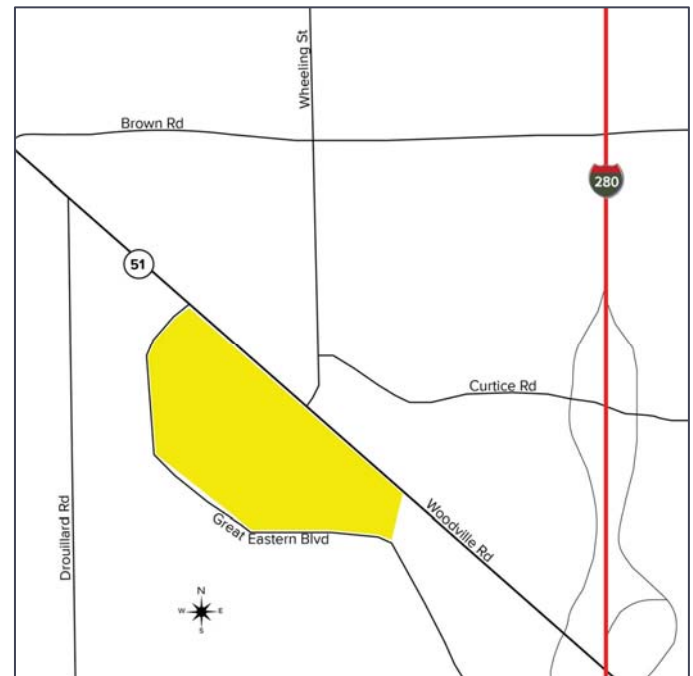
FULL-SERVICE COMMERCIAL REAL ESTATE

## GREAT EASTERN SHOPPING CENTER



### GENERAL INFORMATION

Sale Price:	\$4,000,000
Lease Rate:	\$4.00 - \$10.00 psf NNN
Space Available for Lease:	686 – 60,000 square feet
Building Size:	334,022 square feet
Number of Stories:	One
Year Constructed:	1956, remodeled in 2008
Condition:	Fair
Closest Cross Street:	Wheeling Street
Acreage:	37.89 + 31.6 in rear
Land Dimensions:	See tax cards
County:	Wood
Zoning:	Commercial
Parking:	1,000± spaces
Curb Cuts:	Five
Street:	4 lane with center turn



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325 or (419) 367 4331  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick
Structural System:	Block/steel enforced
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet/tile – varies per suite
Ceiling Height:	10' – 24'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200a/240v/3-phase
Restrooms:	Per suite
Sprinklers	Per code
Elevator:	No
Signage:	Pylon

**LEASE DETAILS**

Term:	MTM – 10 year
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities & suite janitorial

**BUILDING INFORMATION**

Current Tenant:	See tenant list
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

**2020 REAL ESTATE TAXES**

	M50-812-330104001000
Parcel Number:	M50-812-280301004000
	M50-812-280302005000
	M50-812-330104064000
Total Taxes:	\$66,157.50

**Comments:**

- 0 Wales Road consisting of 31.6 acres behind shopping center is also for sale.
- 2 outlots for sale – AllState and Old Liberty Tax building.
- Dock/overhead door access for large suites.

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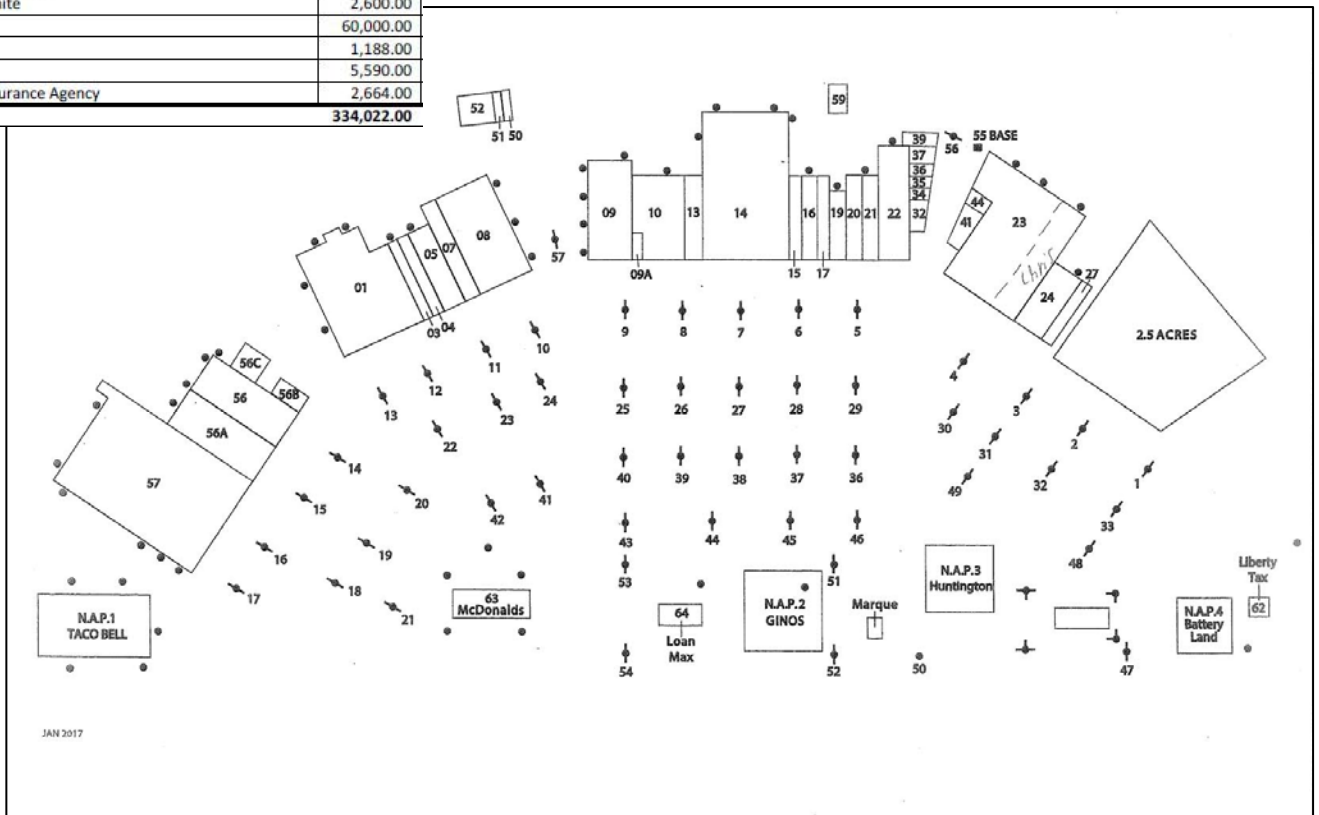
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Unit	Tenant Name	Square Footage
1	Everything For Pets	30,000.00
3	H&R Block	3,000.00
4	Acceptance Insurance	3,000.00
5	Jean Garrison	6,000.00
7	TLD Services	5,500.00
8	Jean Garrison	18,500.00
9	Jean Garrison	13,125.00
9A	Vacant	780.00
10	Vacant	13,020.00
13	Vacant	4,500.00
14	Vacant	39,000.00
15	Vacant	3,750.00
16	Deb's Body Jewelry	4,500.00
17	Lee Nails	3,000.00
19	School Matters	4,426.00
20	Vacant	4,500.00
21	Vacant	4,500.00
22	Vacant	10,100.00
23	Vacant	37,302.00
24	Little Wonders Child Care	7,500.00
27	Vacant	2,500.00
32	Vacant	1,595.00
34	Vacant	686.00
35	Mane Event	743.00
36	Vacant	697.00
37	Vacant	1,411.00
39	Vacant	1,436.00
41	Dr. Rosen & Crawford	2,279.00
44	Vacant	770.00
50	Vacant	750.00
51	Vacant	750.00
52	Batteryland	3,000.00
56	Super Dollar Tree	13,800.00
56A	Jean Garrison	13,800.00
56B	Sally Beauty Supply	1,760.00
56C	Frances White	2,600.00
57	Vacant	60,000.00
62	Vacant	1,188.00
63	Vacant	5,590.00
64	Allstate Insurance Agency	2,664.00
<b>Total</b>		<b>334,022.00</b>



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Outlots available for purchase



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## Retail For Sale or Lease

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Buildout lots available



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	2,796	\$53,916
3 MILE	48,363	\$45,049
5 MILE	111,101	\$41,440

TRAFFIC COUNTS (TWO-WAY)	
WOODVILLE ROAD	12,077
WHEELING STREET	7,928

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